



Lucy Boardman (Formerly Lloyds Bank) -

Ross Mortgage Services have a wealth of experience in the highly competitive area of mortgage rates and product availability. We can arrange a mortgage appointment with our mortgage advisor to discuss your requirements. As an **independent Mortgage Broker** we are not tied to a limited range of **mortgage products** but we can give you advice on the whole market ensuring you receive the best advice. We take the time to understand our client's needs, lifestyles and **financial** circumstances to find the mortgage that suits you right now and in the future. With thousands of different mortgages available we will find one to suit you. **Expert independent advice** now will benefit you for the lifetime of your mortgage and could save you time and money. For further information **call our offices** ask our accompanied viewer and they will be more than happy **to make your appointment** to suit you.

General

Within the particulars mention has been made of power points, possibly central heating systems and appliances within the property. In accordance with the Estate Agency Act 1979 we advise that none of the appliances, power points or heating systems have been tested by this office prior to sale. All measurements are approximate.

When viewing properties offered for sale through W. G. Ross and Company Limited, it can often be of assistance to ascertain the marketable value of your own property and the staff of Ross Estate Agencies will be pleased to visit your home, without obligation, to give helpful advice regarding the transfer and purchase of property.



Tenure
Freehold

Council Tax Band
A

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



High Cleator Street | Dalton-in-Furness | LA15 8SB Asking Price £145,000

- Well Presented Mid Terrace
- Popular Location In Dalton
- Tastefully Decorated Throughout
- Hallway, Lounge, Dining Room
- Fitted Kitchen/Diner
- 2 Bedrooms
- Spacious 4 Piece Suite Bathroom
- Central Heating, Double Glazing, Cellar
- Rear Yard, Garage/Cellar
- Council Tax Band A





Property Description

Well presented and tastefully decorated mid terrace property in the popular location of Dalton-In-Furness close to local amenities, transport links, schools etc. The property comprises of entrance hallway, lounge, dining room, spacious fitted kitchen/diner, cellar, 2 bedrooms and a 4 piece suite bathroom. The property benefits from central heating, double glazing, rear yard with raised decked area, garage/cellar. Viewing is highly recommended to appreciate size and standard on offer.

SERVICES

Gas, water, telephone, electric, drainage

LOCATION

<https://what3words.com/throats.retaliateticking>

FRONTAGE

Double glazed door to

ENTRANCE HALL

Radiator, stairs to 1st floor, coved ceilings, doors to

LOUNGE

10' 3" x 13' 1" (3.13m x 4.00m)

Radiator, double glazed window, feature fireplace, open archway to dining room, doors to

DINING ROOM

10' 4" x 10' 5" (3.16m x 3.18m)

Radiator, double glazed window, built in storage cupboard, coved ceiling, open archway

KITCHEN/DINER

21' 11" x 8' 2" (6.69m x 2.50m)

Radiator, double glazed windows, fitted wall base drawer units with black worktops to compliment, inset one and a half stainless steel sink unit with mixer taps, integrated oven, 5 ring hob with extractor over, plumbing for a dishwasher, tiled splash, integrated fridge/freezer, breakfast bar, under stairs storage, tiled flooring, plumbing for a washer

LANDING

Spindle balustrade, storage cupboard, doors to

BEDROOM 1

10' 4" x 13' 7" (3.16m x 4.16m)

Radiator, double glazed window, spotlight ceiling

BEDROOM 2

13' 5" x 8' 2" (4.11m x 2.51m)

Radiator, double glazed window, access to loft with pull down ladder

BATHROOM

Double glazed velux window, 4 piece suite, low level W.C, hand wash basin with mixer taps, vanity unit, storage with black speckle worktop to compliment, panelled enclosed bath, walk in corner shower cubicle with shower, panelled walls

GARAGE

27' 11" x 7' 6" (8.53m x 2.30m)

Up/over door, power/light

YARD

Raised decked seating area, steps down to garage, access gate

CELLAR

13' 11" x 9' 10" (4.25m x 3.01m)

Steps down to cellar with power/light

AGENT NOTE

In order to be able to purchase a property in the UK, all agents have a legal requirement to conduct identity checks on all customers involved in the transaction to fulfil their obligations under anti money laundering regulations. Ross Estate Agencies outsource this check to a third party and an additional charge to purchasers will apply. Please contact the office for more details.

Anti-Money Laundering checks cost - £25.00 Plus VAT **This is non refundable once the AML check has been carried out**

